

January 2018

Feasibility Report

2018 Street Reconstruction



- **Shakopee Avenue (Market St to Marschall Rd)**
- **Dakota Street (10th Ave to Shakopee Ave)**
- **Minnesota Street (10th Ave to Shakopee Ave)**

Street Improvements and Appurtenance Work



**FEASIBILITY REPORT
FOR
2018 STREET RECONSTRUCTION
SHAKOPEE, MINNESOTA**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.



Ryan Halverson

Date January 5, 2018 **License No. 49803**

FEASIBILITY REPORT

2018 STREET RECONSTRUCTION

- Shakopee Avenue from Market Street to CSAH 17
- Minnesota Street from 10th Avenue to Shakopee Avenue
- Dakota Street from 10th Avenue to Shakopee Avenue

City Project Number CIF18-003

January 2018

Prepared By:

City of Shakopee
Engineering Department
485 Gorman Street
Shakopee, MN 55379
(952) 233-9300
(952) 233-3801 (Fax)

EXECUTIVE SUMMARY

The intent of this section is to highlight the important issues of this project. More detailed information is contained in the body of the report.

On December 19, 2017, City Council ordered the preparation of a feasibility report to analyze the reconstruction of the following streets:

- Shakopee Avenue from Market Street to CSAH 17
- Minnesota Street from 10th Avenue to Shakopee Avenue
- Dakota Street from 10th Avenue to Shakopee Avenue

The recommended improvements consist of reconstructing the streets and sidewalks, installing new storm sewer, replacing existing watermain and sanitary sewer including services and replacing the existing street lighting.

The estimated costs for the proposed improvements are \$1,343,000 for the street improvements, \$25,000 for the street lighting, \$253,000 for the storm sewer improvements, \$498,000 for the watermain improvements, \$343,000 for the sanitary sewer improvements. The total estimated project cost is \$2,462,000.

The project is proposed to be funded as follows:

Assessments (30% of street improvements)	\$ 410,400
Capital Improvement Fund	\$ 957,600
Storm Sewer Fund	\$ 253,000
Shakopee Public Utilities	\$ 498,000
Sanitary Sewer Fund	<u>\$ 343,000</u>
TOTAL PROJECT COST	\$ 2,462,000

1. BACKGROUND

On December 19, 2017, the City Council ordered the preparation of a feasibility report to analyze the reconstruction of the following streets:

Shakopee Avenue from Market Street to CSAH 17

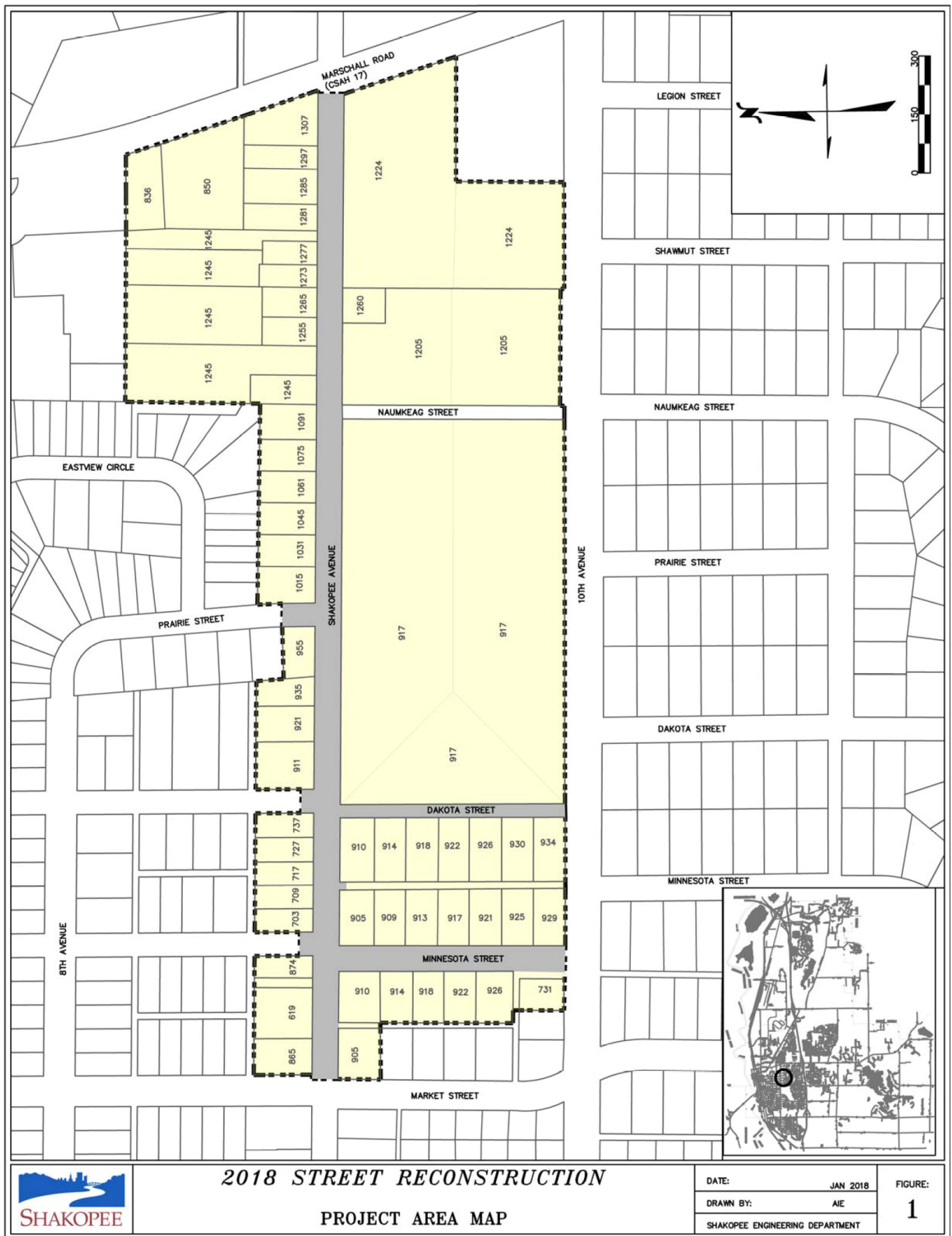
Minnesota Street from 10th Avenue to Shakopee Avenue

Dakota Street from 10th Avenue to Shakopee Avenue

This report was prepared in response to City Council direction to prepare a feasibility report and will determine the feasibility and cost effectiveness of reconstructing the above-mentioned streets. All existing infrastructure elements (street, sidewalks, utilities, street lighting, etc.) within the project area were evaluated as part of this report.

The report will provide a description of the proposed improvements, an itemized cost estimate, a cost apportionment and a preliminary assessment roll.

This project is included in the City's Proposed 2018 Capital Improvement Program.



2. STREET IMPROVEMENTS

A. EXISTING CONDITIONS

The streets within the proposed project area were most recently improved between 1972 and 1976, resulting in the existing street pavement being in service for more than 40 plus years. Improvements to the streets in the project area have since been limited to patching and seal coating.

The roadways within the project area are generally flat, have concrete curb and gutter and some storm sewer for surface water drainage. (See Appendix A, Existing Conditions Figure) The roadways' bituminous asphalt pavement has aged and is showing significant fatigue and distress.

The typical service life for bituminous asphalt is approximately 30 years. Generally, it is no longer cost effective to routinely maintain these streets with seal coating or thin overlay procedures. The existing pavements in a majority of the project area are deteriorated to the point where they require more than normal maintenance. There are many transverse and longitudinal cracks, areas of patching, crown problems and curb and gutter deficiencies. Complete reconstruction of the street in the proposed project area is warranted.

Shakopee Avenue ranges from 41-feet to 50-feet wide from Market Street to CSAH 17 and includes parking lanes for a bus loading area adjacent to Pearson Elementary School as well as a parking lane adjacent to the Living Water Christian Center. Minnesota Street is 42-feet wide. Dakota Street is 41-feet wide.

Concrete sidewalk exists on the south side of Shakopee Avenue from Dakota Street to CSAH 17 and on the east side of Dakota Street from 10th Avenue to Shakopee Avenue. The concrete sidewalk along Shakopee Avenue has deteriorated and is in poor condition. The concrete sidewalk along Dakota Street was constructed in 2010 and is in good condition, but the pedestrian ramps are out of compliancy with the Americans with Disabilities Act (ADA).

A geotechnical investigation was performed within the project area to obtain and analyze soil samples below the street pavement. The geotechnical evaluation report contains information regarding the subsurface soil and groundwater conditions and includes appropriate design and construction recommendations. Soil borings primarily indicate good soils containing sand, silty fine sand, sand with gravel and clay, clayey sand and some clay to depths that range from 4 to 14 feet below the pavement surface. Bedrock was noted in one location on Dakota Street at a depth of 6.6 feet. The presence of groundwater was not noted in the soil borings.

B. PROPOSED CONDITIONS

Based on age and condition of the existing bituminous asphalt surfaces and the proposed replacement of underlying utilities throughout the project area, complete replacement of the street surface is warranted. Proposed street improvements include full depth reconstruction for the existing street to a width of 37 feet back-to-back and a 7-ton design for all streets within the project area. (See Appendix B, Street and Storm Sewer Improvements Figure) A small portion of Shakopee Avenue adjacent to Pearson Elementary School will be reconstructed to a width of 46 feet to accommodate an existing bus loading zone.

Street grades will be designed to provide improved drainage to the storm sewer system. The proposed reconstruction does not include substantial changes to the roadway alignment or elevation. The proposed 37 feet wide street is a reduction from existing conditions and provides some of the following benefits:

- Reduced hard surface
- Reduction in runoff
- Increased green space
- Allows adjustment to street grades for improved drainage
- Reduction in maintenance/construction cost
- Reduced speeds through a residential area
- Less impact to boulevard trees

The existing subgrade soil material will provide a stable foundation to support the proposed street and utility improvements. Removal of poor soils in isolated areas throughout the project for utility and or roadway construction will be performed as recommended in the geotechnical report by ITCO Allied Engineering and as determined in the field during construction.

It should be noted that in-depth property surveys are not performed and when constructing the new driveways, the determined location generally matches existing driveway locations and widths. It is not the intent under this project to verify or fix driveway-property line issues, which sometimes exist. Rather, the construction under this project generally occurs within City right-of-way.

It is proposed to reconstruct the five-foot concrete sidewalk along the south side of Shakopee Avenue. The sidewalk along Dakota Street will not be replaced, but pedestrian ramps will be upgraded to meet ADA compliance.

Other improvements include the reconstruction of the ends of driveways, the replacement of trees that are impacted, replacement of landscaping elements and irrigation systems that are impacted. Disturbed boulevard areas will be restored with a compost-topsoil blend and sod.

The total estimated project cost for the proposed street improvements is \$1,343,000. (does not included street lighting)

3. STREET LIGHTING SYSTEM

A. EXISTING CONDITIONS

The street reconstruction program has historically included the replacement of street lights located within the neighborhood. There is one free-standing light in the project area. Free-standing lights are defined as a light mounted on poles, which do not contain any other overhead utilities attached to them. These lights consist of older style wood utility poles that have been in service for many years or since the construction of the neighborhood. The existing free-standing street lights have cobra-head type light fixtures and have underground power service. Other street lights in the neighborhood exist on multi-use type poles, which are unable to be removed. The existing multi-use lights poles have cobra-head type fixtures and overhead power service. There are six street lights on multi-use poles.

B. PROPOSED STREET LIGHTING IMPROVEMENTS

The recommended street light improvements include replacement of the one free-standing street light with a fiberglass pole, cut-off type LED light fixtures and underground power service. The six other street lights that are mounted on multi-use transmission poles within the neighborhood will also be replaced with LED fixtures. (See Appendix D, Street Lighting Improvements Figure)

The total estimated project cost for the street lighting improvements is \$25,000.

4. STORM DRAINAGE AND TREATMENT SYSTEM

A. EXISTING CONDITIONS

The project area is located within the Lower Minnesota River Watershed District and flows to the Minnesota River. The existing storm drainage system consists of a network of storm sewer pipes, ranging in size from 12-inch to 18-inch, reinforced concreted pipe, installed between 1972 and 1976 and is generally undersized by today's standards. The surface water within this neighborhood flows overland to the underground network along Shakopee Avenue. The west half of Shakopee Avenue connects to a trunk system that runs down Dakota Street and over to Market Street. The east half connects to a trunk system that runs down Marshall Road. Both trunk systems eventually discharge to the Minnesota River.

B. PROPOSED DRAINAGE IMPROVEMENTS

Storm sewer improvements will be made to the existing system that includes replacing mainline storm sewer, catch basins and laterals where necessary. As

indicated, the storm sewer system is to some extent undersized. A more complete system is proposed to be installed including a new mainline to remove a concrete valley gutter at Prairie Street, new lateral lines and catch basins. (See Appendix B, Street and Storm Sewer Improvements Figure) This expansion of the drainage system and installation of additional pipes and catch basin structures will help minimize localized drainage problems.

The total estimated project cost for the proposed storm sewer improvements is \$253,000.

5. SANITARY SEWER SYSTEM

A. EXISTING CONDITIONS

The existing sanitary sewer collection system within the project area consists primarily of 8-inch diameter vitrified clay pipe (VCP) sewer mains. The sanitary sewer main under Minnesota Street, Dakota Street and the western portion of Shakopee Avenue was constructed in 1948. The sanitary sewer main under the eastern portion of Shakopee Avenue was constructed in 1966. Due to the age and materials used in the original construction of the sanitary sewer system, several segments of pipe are subject to sags, cracked and broken pipe and root intrusion. Public Works crews must perform root sawing and jetting more frequently to maintain the system conveyance capacity and avoid backups.

B. PROPOSED SANITARY SEWER IMPROVEMENTS

Complete replacement of the 8-inch diameter VCP sanitary sewer mains within the project area is recommended due to the extent of the root intrusion, sags and cracked pipe within the collection system. (See Appendix C, Sanitary Sewer and Water Main Improvements Figure) Isolated replacement of the problem areas is not cost effective. In accordance with past City construction practice, individual service lines will be replaced with PVC to match existing 4-inch or 6-inch pipes between the sewer main and the property line.

The total estimated project cost for the proposed sanitary sewer improvements is \$343,000.

6. WATER SYSTEM

A. EXISTING CONDITIONS

The existing water main system in the project area is 6-inch diameter cast iron pipe. The water main under Minnesota Street, Dakota Street and the western portion of Shakopee Avenue was constructed in 1948. The water main under the eastern portion of Shakopee Avenue was constructed in 1966.

B. PROPOSED WATER MAIN IMPROVEMENTS

Recommended water main improvements include complete replacement of the existing cast iron water main with new ductile iron water main. (See Appendix C, Sanitary Sewer and Water Main Improvements Figure) The water main size will be increased from 6-inch to 8-inch diameter water main to provide additional flow as requested by Shakopee Public Utilities.

The proposed improvements also include replacement of valves, hydrants and water services extending from the water main in the street up to and including the water curb stop located at the property line. Replacement pipe materials include ductile iron pipe, which is more resistant to corrosion than cast iron pipe, and copper service pipe.

The total estimated project cost for the proposed water main improvements is \$498,000.

7. RIGHT-OF-WAY AND EASEMENTS

All public infrastructure owned, maintained and operated by the City throughout the project area is located within City right-of-way or easements. It is not anticipated that the City will need to obtain any additional easement for any existing or proposed improvement located within the roadway. If necessary, any identified easements needed during final design will be further coordinated with the City Attorney and the identified property owners.

8. SPECIAL ASSESSMENTS

8.1 Street Improvements

In accordance with the City's Special Assessment Policy, 30% of the project costs for the street improvements and street lighting are proposed to be assessed to benefiting properties, and 70% of the project cost for the

proposed street improvements and street lighting will be funded by the Capital Improvement Fund.

Properties with zoning of R1C, Old Shakopee Residential and proposed land use of Single Family Residential will be assessed on a per lot basis. Single family lots with zoning and proposed land use of High Density Residential will be included in the per lot assessment method. Corner lots that only have improvements made to one street will be considered a half lot. A corner lot is defined as a lot of record with two sides adjacent to existing City streets. The cost per lot shall be determined by dividing the total cost of street front footage of the assessable lots by the total assessable lots benefitting from the improvement. (See Figure 2, Assessment Map)

Properties with zoning and proposed land use of High Density Residential or Institutional will be assessed using the area method of assessment. The assessable area of each lot shall be defined as the number of square feet or acres within the boundaries of the appropriate property lines of the areas benefitting from the project. The assessment rate (cost per square foot) shall be calculated by dividing the total cost of street front footage of the assessable lots by the total area assessable lots benefitting from the improvement. (See Figure 2, Assessment Map)

A preliminary assessment roll is included in Appendix F. The estimated assessment rate is \$5,582.82 per typical single family residential lot and \$9,950.06 per acre for High Density Residential and Institutional uses. See Figure 2 depicting the different assessment methodology per parcel. Actual assessments will be based on the final project costs and apportionments.

8.2 Storm Sewer

The Storm Sewer Fund will fund 100% of the storm sewer improvements.

8.3 Watermain

Shakopee Public Utilities will fund 100% of the water main improvements.

8.4 Sanitary Sewer

The Sanitary Sewer fund will fund 100% of the sanitary sewer improvements.



9. ESTIMATED COSTS & FUNDING

The total estimated cost of the proposed project is \$2,462,000. Table 1 provides a summary of the estimated project costs and recommended funding amounts from the various sources as indicated. The preliminary estimate includes the cost for project administration, legal, engineering and construction contingency. The following costs were prepared using 2017 construction costs and are subject to change, depending on the final design of the project, bids received, and actual work performed.

Table 1 - Estimated Cost & Funding Source
2018 Street Reconstruction Project CIF18-003

	Streets	Storm Sewer	Sanitary Sewer	Water Main	Street Lighting	Estimated Total
Estimated Expenditures						
Estimated Construction Cost Street & Utility	\$1,110,000.00	\$209,000.00	\$283,000.00	\$412,000.00	\$20,000.00	\$2,034,000.00
Contingencies (8%)	\$89,000.00	\$17,000.00	\$23,000.00	\$33,000.00	\$2,000.00	\$164,000.00
Administration, Engineering, Legal (12%)	\$144,000.00	\$27,000.00	\$37,000.00	\$53,000.00	\$3,000.00	\$264,000.00
Total Estimated Project Costs (Feasibility)	\$1,343,000.00	\$253,000.00	\$343,000.00	\$498,000.00	\$25,000.00	\$2,462,000.00
Estimated Revenue						
Special Assessments	\$402,900.00				\$7,500.00	\$410,400.00
Capital Improvements Fund	\$940,100.00				\$17,500.00	\$957,600.00
Storm Sewer Fund		\$253,000.00				\$253,000.00
Sanitary Sewer Fund			\$343,000.00			\$343,000.00
Shakopee Public Utilities				\$498,000.00		\$498,000.00
						\$0.00
						\$0.00
Total Estimated Revenue (Feasibility)	\$1,343,000.00	\$253,000.00	\$343,000.00	\$498,000.00	\$25,000.00	\$2,462,000.00

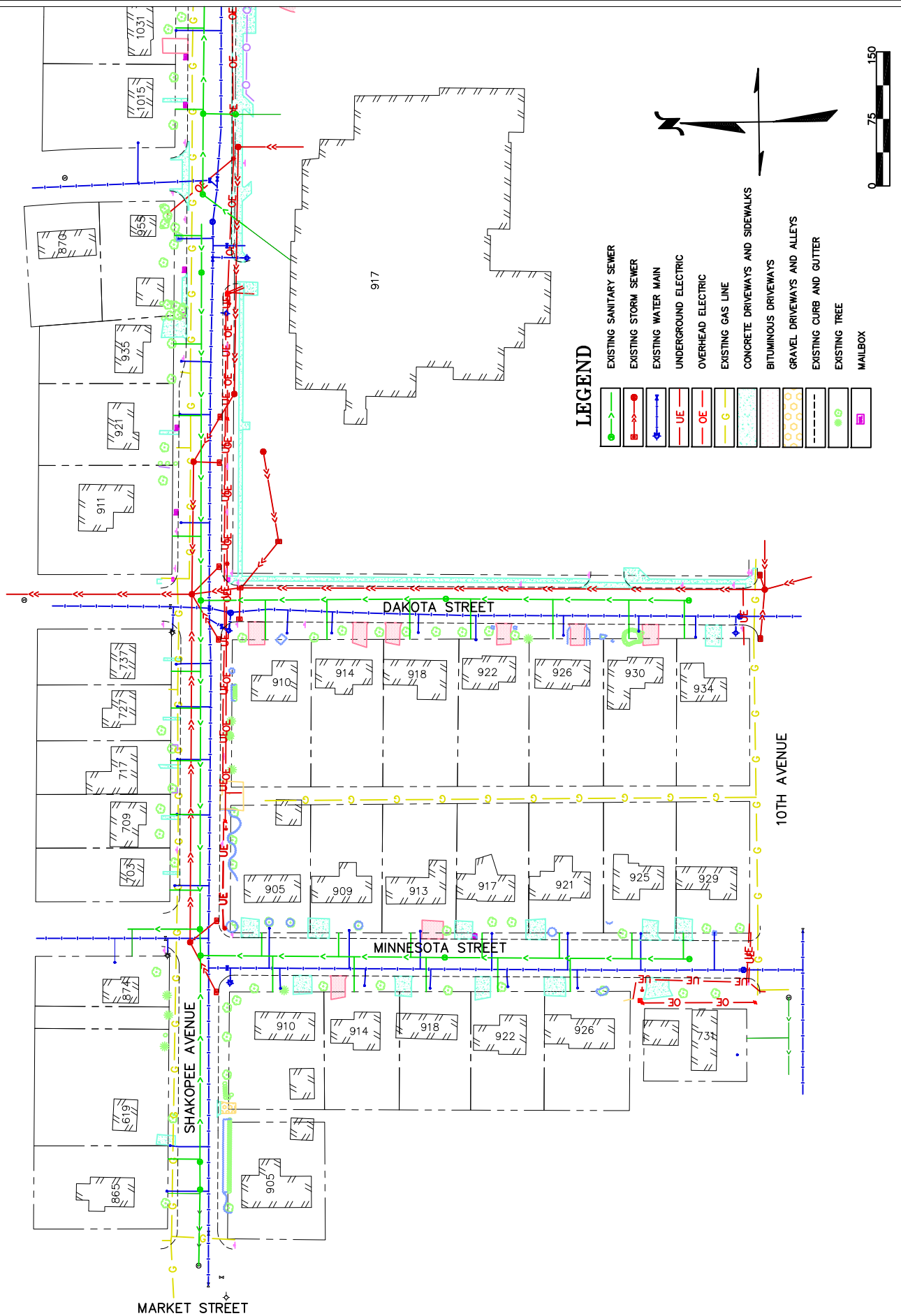
10. PROJECT SCHEDULE

Table 2 is the preliminary schedule for the project.

Action	Target Date
City Council Receives Feasibility Report, Calls for Public Hearing	January 16, 2018
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	February 20, 2018
City Council Approves Plans and Specs, Authorizes Advertisement for Bids	March 6, 2018
City Receives and Opens Project Bids	April 2018
City Council Considers Award of Contract	April 2018
Start Project Construction	May 2018
Construction Substantially Complete	October 2018
City Council Declares Cost to be Assessed, Calls for Public Hearing	October 2018
Hold Assessment Public Hearing	November 2018

11. CONCLUSION

The overall condition of the City's street and utility infrastructure system is critical to the operation, safety, welfare and economic health of the entire community. As a result of the infrastructure needs described and the proposed solutions and estimated costs provided in this report, the proposed project is considered to be necessary, cost effective and feasible.



2018 STREET RECONSTRUCTION

EXISTING CONDITIONS

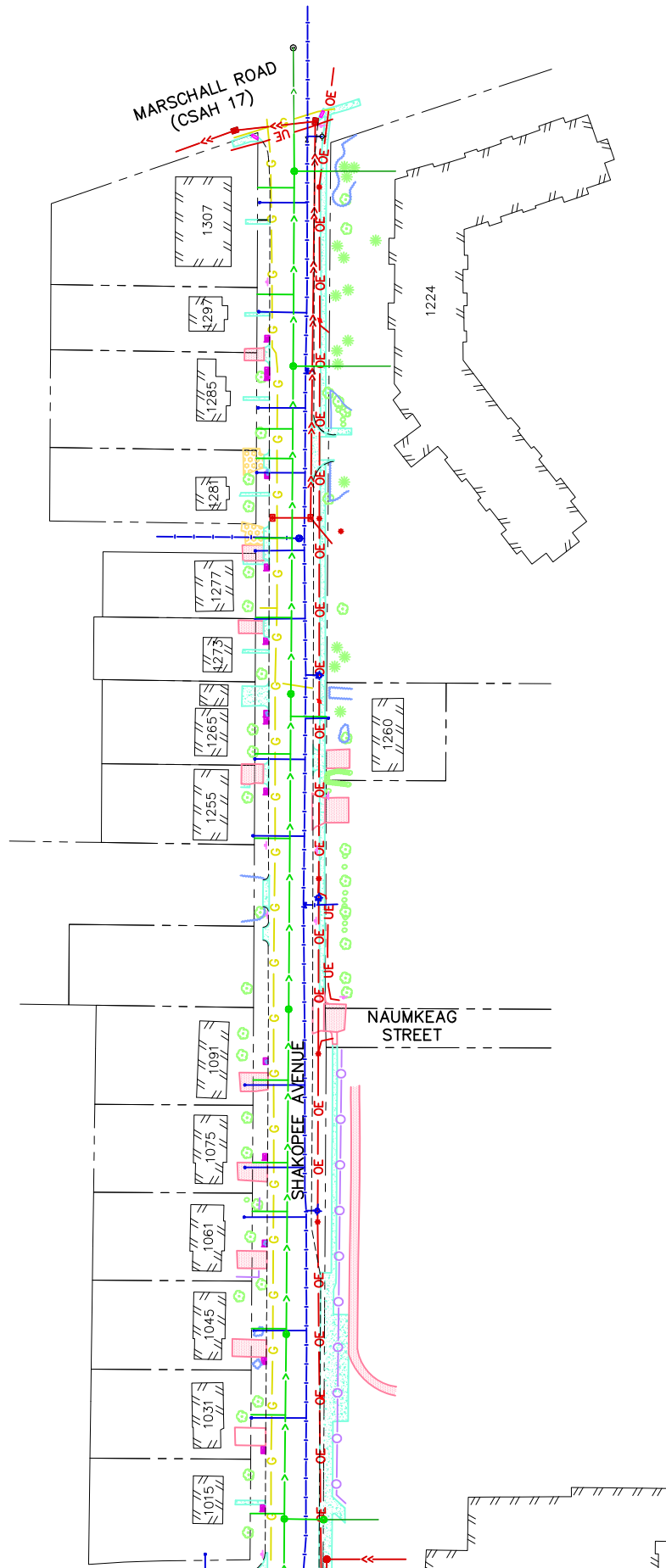
DATE: JAN 2018

DRAWN BY: AIE

SHAKOPEE ENGINEERING DEPARTMENT

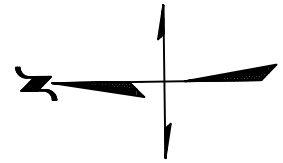
FIGURE:

A.1



LEGEND

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	EXISTING GAS LINE
	CONCRETE DRIVEWAYS AND SIDEWALKS
	BITUMINOUS DRIVEWAYS
	GRAVEL DRIVEWAYS AND ALLEYS
	EXISTING CURB AND GUTTER
	EXISTING TREE
	MAILBOX



2018 STREET RECONSTRUCTION

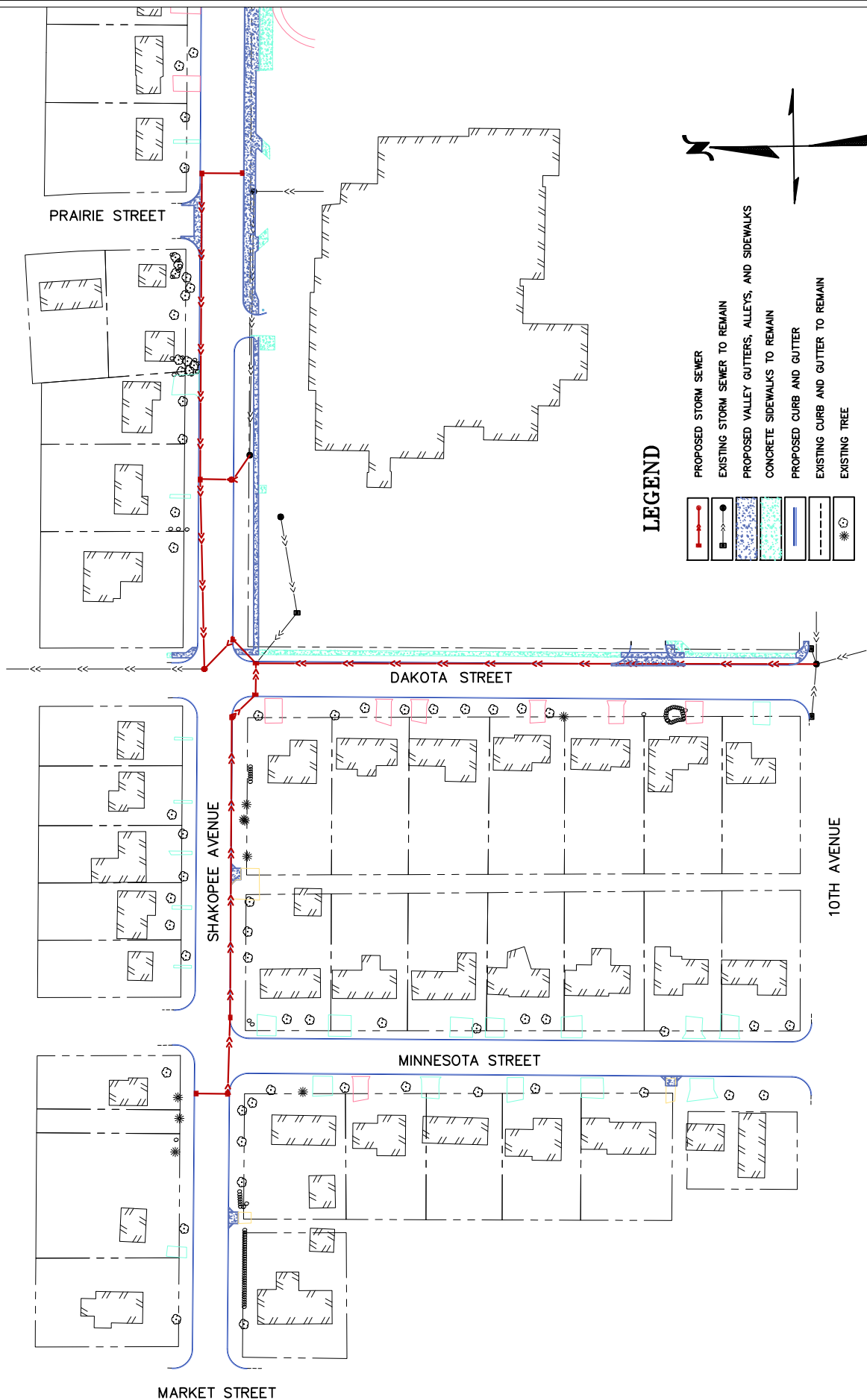
EXISTING CONDITIONS

DATE:	JAN 2018
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
A.2

APPENDIX B

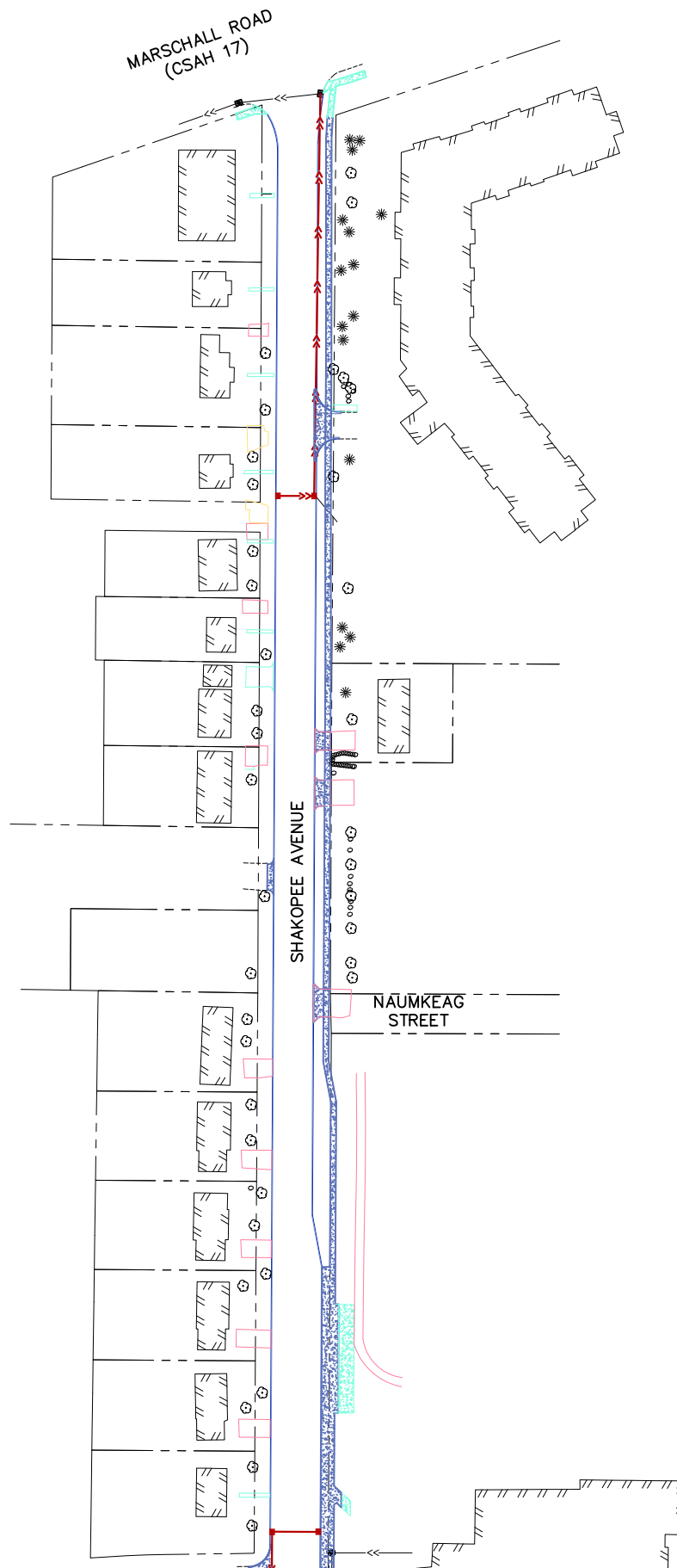
Street and Storm Sewer Improvements Figure



2018 STREET RECONSTRUCTION
PROPOSED STREET AND STORM SEWER

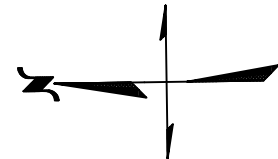
DATE:	JAN 2018
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
B.1



LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER TO REMAIN
- PROPOSED VALLEY GUTTERS, ALLEYS, AND SIDEWALKS
- CONCRETE SIDEWALKS TO REMAIN
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING TREE



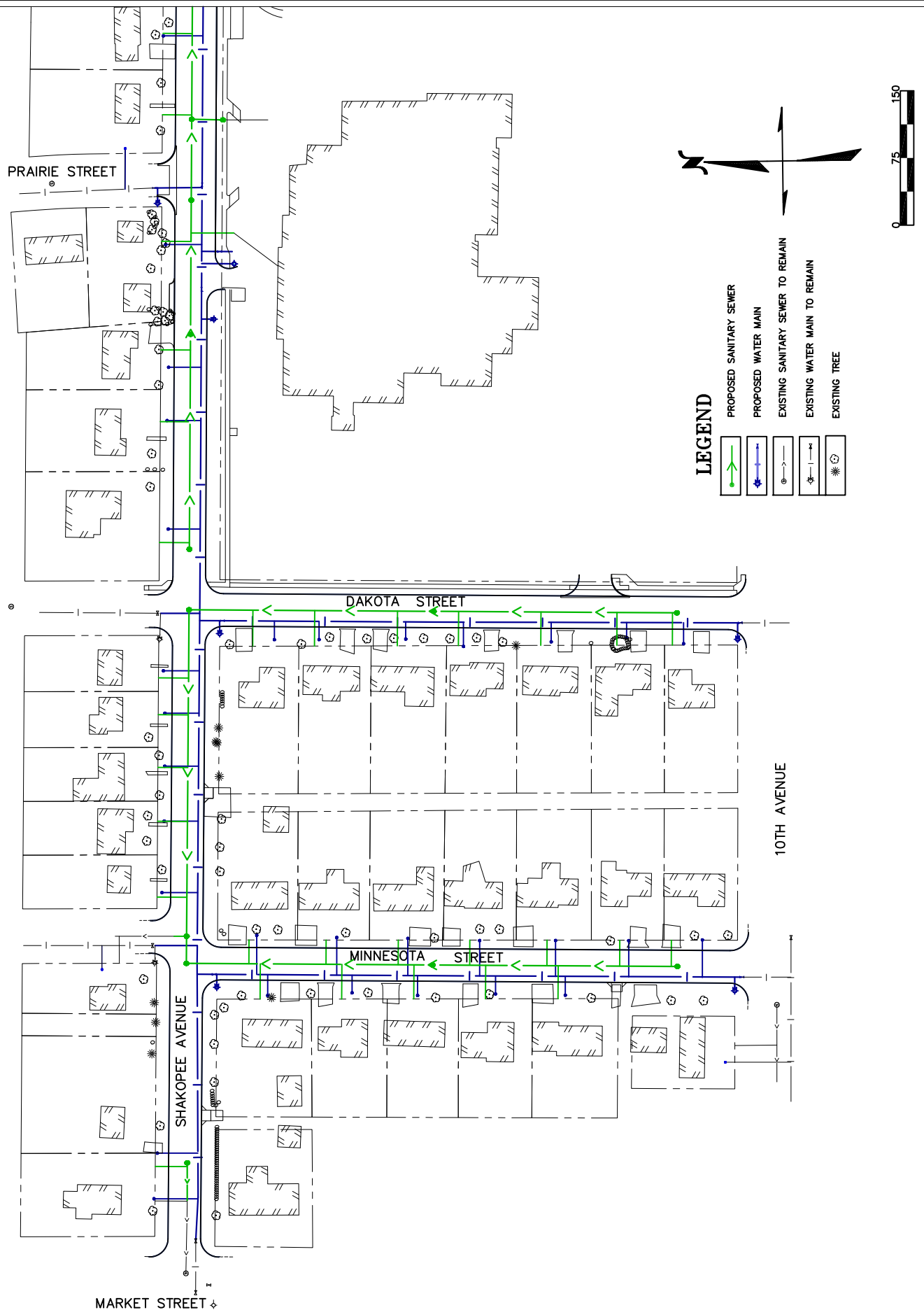
2018 STREET RECONSTRUCTION PROPOSED STREET AND STORM SEWER

DATE:	JAN 2018
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
B.2

APPENDIX C

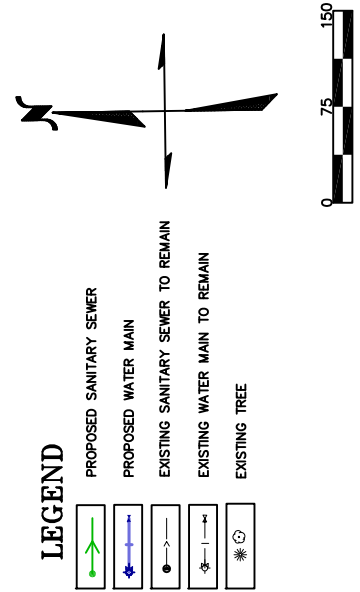
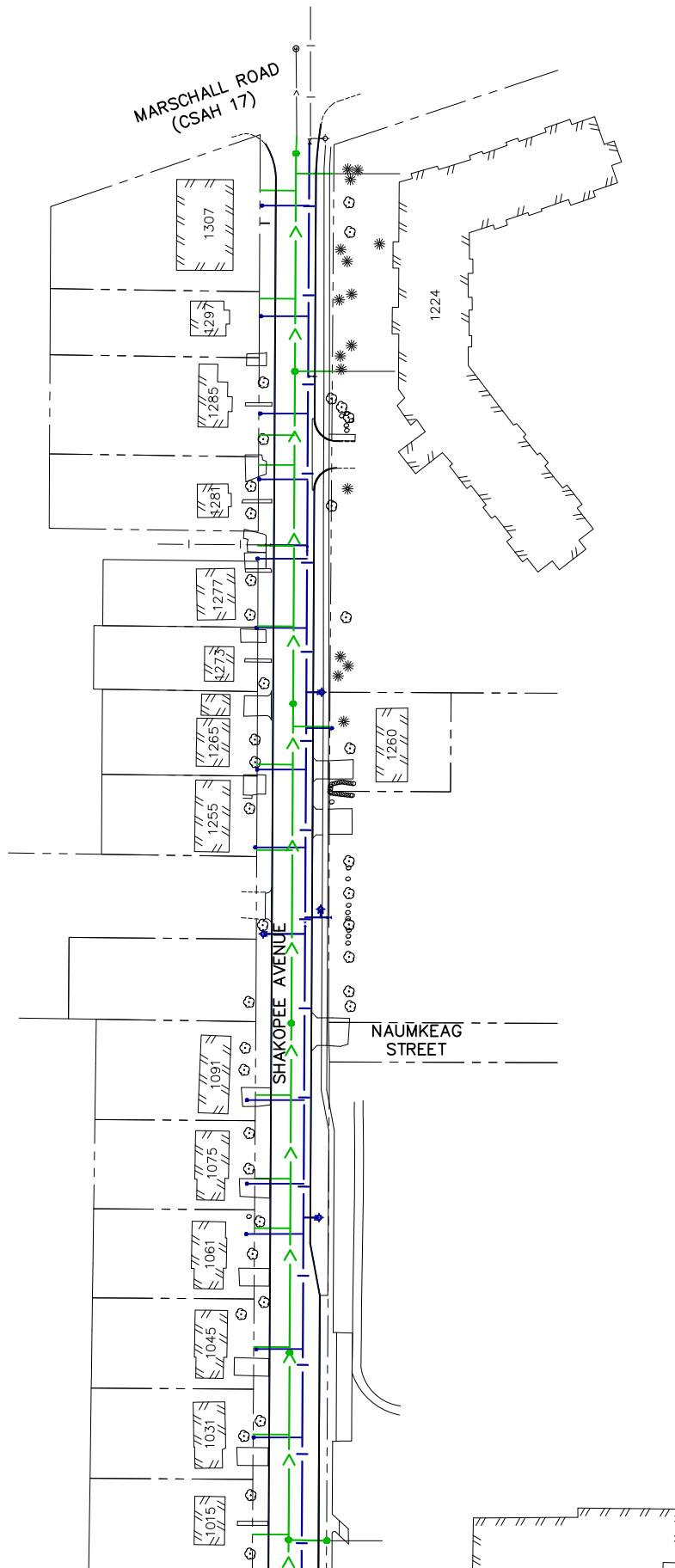
Sanitary Sewer and Water Main Improvements Figure



2018 STREET RECONSTRUCTION
PROPOSED SANITARY SEWER AND WATER MAIN

DATE:	JAN 2018
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
C.1



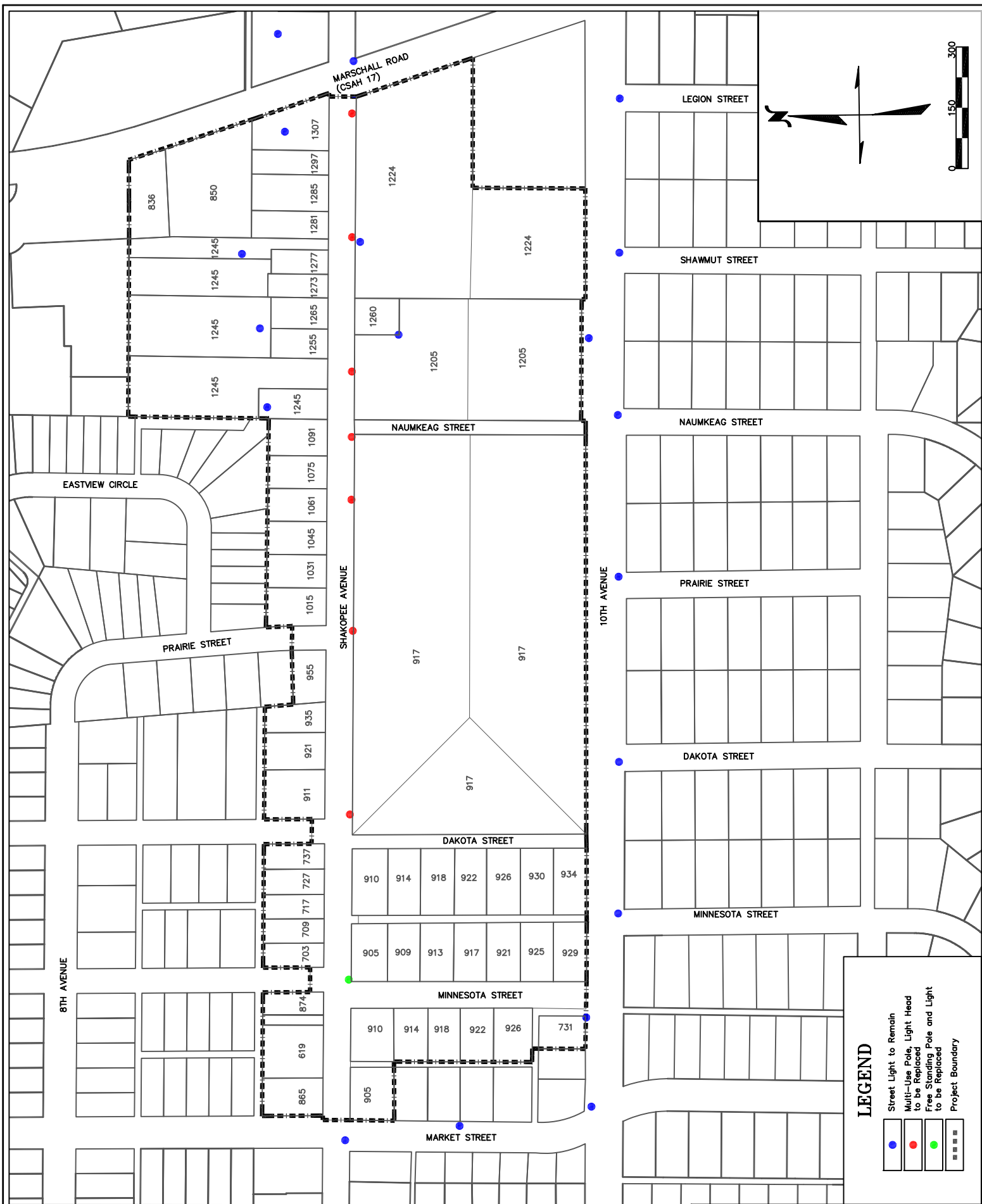
2018 STREET RECONSTRUCTION
PROPOSED SANITARY SEWER AND WATER MAIN

DATE:	JAN 2018
DRAWN BY:	AIE
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
C.2

APPENDIX D

Street Lighting Improvements Figure



2018 STREET RECONSTRUCTION **STREET LIGHTS**

DATE: JAN 2018

DRAWN BY: AIE

SHAKOPEE ENGINEERING DEPARTMENT

FIGURE:

D.1

APPENDIX E

Preliminary Assessment Roll

PRELIMINARY-ASSESSMENT ROLL 2018 Street Reconstruction - CIF18-003					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	RESIDENTIAL UNIT(S)	STREET ASSESSMENT
270060040	WELCH LOREN 1265 SHAKOPEE AVE E SHAKOPEE, MN 55379	1265 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName NEHL'S ADDN Lot 002 SubdivisionCd 27006	1	\$ 5,582.82
270060050	KIESER THOMAS A 1255 SHAKOPEE AVE E SHAKOPEE, MN 55379	1255 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName NEHL'S ADDN Lot 002 SubdivisionCd 27006	1	\$ 5,582.82
270060070	REVOCABLE TRUST 1273 SHAKOPEE AVE E SHAKOPEE, MN 55379	1273 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName NEHL'S ADDN Lot 003 SubdivisionCd 27006	1	\$ 5,582.82
270060080	ANNEN JAMES R & DIANNE M 1277 SHAKOPEE AVE E SHAKOPEE, MN 55379	1277 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName NEHL'S ADDN Lot 003 SubdivisionCd 27006	1	\$ 5,582.82
270060110	SKOUG MICHAEL L & COLLEEN 1281 SHAKOPEE AVE E SHAKOPEE, MN 55379	1281 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName NEHL'S ADDN Lot 004 SubdivisionCd 27006	1	\$ 5,582.82
270060130	ROSENDAHL GARY A & JEANNE M 1297 SHAKOPEE AVE E SHAKOPEE, MN 55379	1297 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName NEHL'S ADDN Lot 004 SubdivisionCd 27006	1	\$ 5,582.82
270060140	SCOTT COUNTY CDA 323 NAUMKEAG ST S SHAKOPEE, MN 55379	1285 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName NEHL'S ADDN Lot 004 SubdivisionCd 27006	1	\$ 5,582.82
270080290	GLYNN MARTIN W & JODY M 874 MINNESOTA ST S SHAKOPEE, MN 55379	874 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName WERMERSKIRCHEN ADDN Lot 005 Block 311 SubdivisionCd 27008	0.5	\$ 2,791.41
270080370	NELSON AMANDA 727 SHAKOPEE AVE E SHAKOPEE, MN 55379	727 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName WERMERSKIRCHEN ADDN Lot 004 Block 312 SubdivisionCd 27008	1	\$ 5,582.82
270080380	MCLAUGHLIN ADAM E 737 SHAKOPEE AVE E SHAKOPEE, MN 55379	737 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName WERMERSKIRCHEN ADDN Lot 005 Block 312 SubdivisionCd 27008	0.5	\$ 2,791.41
270080710	SCHMIDT ROGER A 921 SHAKOPEE AVE E SHAKOPEE, MN 55379	921 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName WERMERSKIRCHEN ADDN Lot 003 Block 319 SubdivisionCd 27008	1	\$ 5,582.82
270080711	ASSEMBLY OF GOD 911 SHAKOPEE AVE E SHAKOPEE, MN 55379	911 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName WERMERSKIRCHEN ADDN Lot 001 Block 319 SubdivisionCd 27008	1.5	\$ 8,374.23
270080720	CTW GROUP INCORPORATED 5402 PARKDALE DR SUITE 101 MINNEAPOLIS, MN 55416	935 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName WERMERSKIRCHEN ADDN Lot 005 Block 319 SubdivisionCd 27008	1	\$ 5,582.82

PRELIMINARY-ASSESSMENT ROLL					
2018 Street Reconstruction - CIF18-003					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	RESIDENTIAL UNIT(S)	STREET ASSESSMENT
270130090	FIX DEAN J 5521 QUEENSBERRY AVE SPRINGFIELD, VA 22151	731 10TH AVE E SHAKOPEE, MN 55379	SubdivisionName CAPESIUS ADDN Lot 003 SubdivisionCd 27013	0.5	\$ 2,791.41
270330010	GENDREAU THOMAS 910 MINNESOTA ST S SHAKOPEE, MN 55379	910 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 001 Block 001 SubdivisionCd 27033	1	\$ 5,582.82
270330020	FORD KAREN B 914 MINNESOTA ST S SHAKOPEE, MN 55379	914 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 002 Block 001 SubdivisionCd 27033	1	\$ 5,582.82
270330030	KIRCHMEIER BARRY J & JUDITH 918 MINNESOTA ST S SHAKOPEE, MN 55379	918 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 003 Block 001 SubdivisionCd 27033	1	\$ 5,582.82
270330040	NEVIN PAUL M & JEANETTE M 922 MINNESOTA ST S SHAKOPEE, MN 55379	922 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 004 Block 001 SubdivisionCd 27033	1	\$ 5,582.82
270330050	JOHNSON CHRISTINA M 926 MINNESOTA ST S SHAKOPEE, MN 55379	926 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 005 Block 001 SubdivisionCd 27033	1	\$ 5,582.82
270330100	DUEDE CHARLES R & ROSALIE A 905 MARKET ST S SHAKOPEE, MN 55379	905 MARKET ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 010 Block 001 SubdivisionCd 27033	0.5	\$ 2,791.41
270330110	ANNEN ROBERT P & JOLENE R 905 MINNESOTA ST S SHAKOPEE, MN 55379	905 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 001 Block 002 SubdivisionCd 27033	1	\$ 5,582.82
270330120	LYON DALE E & PATRICIA 909 MINNESOTA ST S SHAKOPEE, MN 55379	909 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 002 Block 002 SubdivisionCd 27033	1	\$ 5,582.82
270330130	SAGER ROGER L & ONA L 913 MINNESOTA ST S SHAKOPEE, MN 55379	913 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 003 Block 002 SubdivisionCd 27033	1	\$ 5,582.82
270330140	SKUBIC ALEJANDRA 917 MINNESOTA ST S SHAKOPEE, MN 55379	917 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 004 Block 002 SubdivisionCd 27033	1	\$ 5,582.82
270330150	CORDES BARBARA J 921 MINNESOTA ST S SHAKOPEE, MN 55379	921 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 005 Block 002 SubdivisionCd 27033	1	\$ 5,582.82
270330160	MAMULA JEFFREY J 925 MINNESOTA ST S SHAKOPEE, MN 55379	925 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 006 Block 002 SubdivisionCd 27033	1	\$ 5,582.82

PRELIMINARY-ASSESSMENT ROLL 2018 Street Reconstruction - CIF18-003					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	RESIDENTIAL UNIT(S)	STREET ASSESSMENT
270330170	KROHN VIRGIL W & JUDITH A 929 MINNESOTA ST S SHAKOPEE, MN 55379	929 MINNESOTA ST S SHAKOPEE, MN 55379	SubdivisionName REPLAT EAGLE BLUFF'S 1ST ADDN Lot 007 Block 002 SubdivisionCd 27033	0.5	\$ 2,791.41
270920300	WOODRICH JAMES PO BOX 366 CIRCLE PINES, MN 55014	955 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName EAST-VIEW 1ST ADDN Lot 001 Block 004 SubdivisionCd 27092	0.5	\$ 2,791.41
270920430	KARST VERNON 1015 SHAKOPEE AVE E SHAKOPEE, MN 55379	1015 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName EAST-VIEW 1ST ADDN Lot 007 Block 005 SubdivisionCd 27092	0.5	\$ 2,791.41
270920440	BRUCE SCOTT 1031 SHAKOPEE AVE E SHAKOPEE, MN 55379	1031 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName EAST-VIEW 1ST ADDN Lot 008 Block 005 SubdivisionCd 27092	1	\$ 5,582.82
270920450	DAMIAN MICHAEL 1045 SHAKOPEE AVE E SHAKOPEE, MN 55379	1045 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName EAST-VIEW 1ST ADDN Lot 009 Block 005 SubdivisionCd 27092	1	\$ 5,582.82
270920460	HANSON KYLE 1061 SHAKOPEE AVE E SHAKOPEE, MN 55379	1061 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName EAST-VIEW 1ST ADDN Lot 010 Block 005 SubdivisionCd 27092	1	\$ 5,582.82
270920470	ANDERSON DARIN PO BOX 249 CHANHASSEN, MN 55317	1075 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName EAST-VIEW 1ST ADDN Lot 011 Block 005 SubdivisionCd 27092	1	\$ 5,582.82
270920480	SELLNER KARL A & LISA M 1091 SHAKOPEE AVE E SHAKOPEE, MN 55379	1091 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName EAST-VIEW 1ST ADDN Lot 012 Block 005 SubdivisionCd 27092	1	\$ 5,582.82
271250010	JOHNSON PAUL I & YVONNE H 934 DAKOTA ST S SHAKOPEE, MN 55379	934 DAKOTA ST S SHAKOPEE, MN 55379	SubdivisionName EAGLE BLUFF 1ST ADDN Lot 008 Block 002 SubdivisionCd 27125	0.5	\$ 2,791.41
271250020	BOHR JOHN A & BETI M 930 DAKOTA ST S SHAKOPEE, MN 55379	930 DAKOTA ST S SHAKOPEE, MN 55379	SubdivisionName EAGLE BLUFF 1ST ADDN Lot 009 Block 002 SubdivisionCd 27125	1	\$ 5,582.82
271250030	DILLING NATHANIAL 926 DAKOTA ST S SHAKOPEE, MN 55379	926 DAKOTA ST S SHAKOPEE, MN 55379	SubdivisionName EAGLE BLUFF 1ST ADDN Lot 010 Block 002 SubdivisionCd 27125	1	\$ 5,582.82
271250040	SMITH MICHAEL D & LAURIE M 922 DAKOTA ST S SHAKOPEE, MN 55379	922 DAKOTA ST S SHAKOPEE, MN 55379	SubdivisionName EAGLE BLUFF 1ST ADDN Lot 011 Block 002 SubdivisionCd 27125	1	\$ 5,582.82
271250050	RYAN SUSAN M 918 DAKOTA ST S SHAKOPEE, MN 55379	918 DAKOTA ST S SHAKOPEE, MN 55379	SubdivisionName EAGLE BLUFF 1ST ADDN Lot 012 Block 002 SubdivisionCd 27125	1	\$ 5,582.82

PRELIMINARY-ASSESSMENT ROLL					
2018 Street Reconstruction - CIF18-003					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	RESIDENTIAL UNIT(S)	STREET ASSESSMENT
271250060	FELTEN JOEL H & CHRISTINE R 914 DAKOTA ST S SHAKOPEE, MN 55379	914 DAKOTA ST S SHAKOPEE, MN 55379	SubdivisionName EAGLE BLUFF 1ST ADDN Lot 013 Block 002 SubdivisionCd 27125	1	\$ 5,582.82
271250070	FIEDLER KAY I 910 DAKOTA ST S SHAKOPEE, MN 55379	910 DAKOTA ST S SHAKOPEE, MN 55379	SubdivisionName EAGLE BLUFF 1ST ADDN Lot 014 Block 002 SubdivisionCd 27125	1	\$ 5,582.82
272410010	JUDY RICHARD F 1260 SHAKOPEE AVE E SHAKOPEE, MN 55379	1260 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName TENTH AVENUE ADDN Lot 001 Block 001 SubdivisionCd 27241	1	\$ 5,582.82
279061090	LEE MARTIN A 619 SHAKOPEE AVE SHAKOPEE, MN 55379	619 SHAKOPEE AVE E SHAKOPEE, MN 55379	Section 06 Township 115 Range 022	1	\$ 5,582.82
279061110	BELL HENRY D 709 SHAKOPEE AVE E SHAKOPEE, MN 55379	709 SHAKOPEE AVE E SHAKOPEE, MN 55379	Section 06 Township 115 Range 022	1	\$ 5,582.82
279061120	DRESSEN ANTHONY R & COLLEEN 717 SHAKOPEE AVE E SHAKOPEE, MN 55379	717 SHAKOPEE AVE E SHAKOPEE, MN 55379	Section 06 Township 115 Range 022	1	\$ 5,582.82
279061130	BYZEWSKI ANTHONY R 703 SHAKOPEE AVE E SHAKOPEE, MN 55379	703 SHAKOPEE AVE E SHAKOPEE, MN 55379	Section 06 Township 115 Range 022	0.5	\$ 2,791.41
279061140	FLEISCHER ARNOLD H & KAAREN 865 MARKET ST S SHAKOPEE, MN 55379	865 MARKET ST S SHAKOPEE, MN 55379	Section 06 Township 115 Range 022	0.5	\$ 2,791.41
PRELIMINARY-ASSESSMENT ROLL					
2018 Street Reconstruction - CIF18-003					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	LOT ACREAGE	STREET ASSESSMENT
270060010	HUNTINGTON PARK APARTMENTS LLC 5290 VILLA WAY EDINA, MN 55436	1245 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName NEHL'S ADDN Lot 001 SubdivisionCd 27006	1.40235	\$ 13,953.47
270060020	HUNTINGTON PARK APARTMENTS LLC 5290 VILLA WAY EDINA, MN 55436		SubdivisionName NEHL'S ADDN Lot 001 SubdivisionCd 27006	0.2911	\$ 2,896.46
270060090	HUNTINGTON PARK APARTMENTS LLC 5290 VILLA WAY EDINA, MN 55436		SubdivisionName NEHL'S ADDN Lot 003 SubdivisionCd 27006	0.50198	\$ 4,994.73
270060030	HUNTINGTON PARK APARTMENTS LLC 5290 VILLA WAY EDINA, MN 55436		SubdivisionName NEHL'S ADDN Lot 002 SubdivisionCd 27006	1.20814	\$ 12,021.07

PRELIMINARY-ASSESSMENT ROLL
2018 Street Reconstruction - CIF18-003

<i>PID</i>	<i>PROPERTY OWNER</i>	<i>PROPERTY ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>LOT ACREAGE</i>	<i>STREET ASSESSMENT</i>
270060060	HUNTINGTON PARK APARTMENTS LLC 5290 VILLA WAY EDINA, MN 55436		SubdivisionName NEHL'S ADDN Lot 003 SubdivisionCd 27006	0.73938	\$ 7,356.88
270060120	SHAKOPEE AVENUE VENTURES 17797 BEARPATH TR EDEN PRAIRIE, MN 55347	1307 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName NEHL'S ADDN Lot 004 SubdivisionCd 27006	0.44284	\$ 4,406.29
272410020	RUSSIAN EVANGELICAL BAPTIST 1205 10 AVE E SHAKOPEE, MN 55379	1205 10TH AVE E SHAKOPEE, MN 55379	SubdivisionName TENTH AVENUE ADDN Lot 002 Block 001 SubdivisionCd 27241	1.70105	\$ 16,925.55
271240010	MANAGEMENT 470 W 78 ST # 260 CHANHASSEN, MN 55317	1224 SHAKOPEE AVE E SHAKOPEE, MN 55379	SubdivisionName CANTERBURY APARTMENTS 1ST ADDN Lot 001 Block 001 SubdivisionCd 27124	3.61988	\$ 36,018.03
279070220	ISD 720 1200 SHAKOPEE TOWN SQUARE SHAKOPEE, MN 55379	917 DAKOTA ST S SHAKOPEE, MN 55379	Section 07 Township 115 Range 022	7.49319	\$ 74,557.71

\$ 410,400.00